

# Villa

Štokovci, Svetvinčenat, Istria



<b>Ref</b>	RE-U-11805
<b>Type</b>	Villa
<b>Region</b>	Istria › Rovinj
<b>Location</b>	Štokovci, Svetvinčenat
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	15000 m
<b>Floorspace</b>	248 sqm
<b>Plot size</b>	1528 sqm

# Villa

Štokovci, Svetvinčenat, Istria



<b>No. of bedrooms</b>	3
<b>No. of bathrooms</b>	4
<b>Price</b>	€ 640 000

# Villa

## Štokovci, Svetvinčenat, Istria



Villa at the final stage of construction in Svetvincenat area just 20 km from Rovinj and 15 km from the nearest beaches and sea!

Total area of villa is 248s q.m.

Completion of construction is expected in May 2022.

The villa has on level only and consists of 3 large bedrooms, kitchen - living room - dining room "open space", hallway, dressing room, two large terraces, 3 storage rooms, playroom, 4 bathrooms and a toilet. Each bedroom has its own bathroom.

The terraces are spacious, covered and sunny, with access to a garden of 1300 m2. Six parking spaces will be available. Swimming pool is already constructed.

You can still contribute to interior details and design, choose some finishing materials, colours, so that the villas had your individual style.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

# Villa

## Štokovci, Svetvinčenat, Istria



Price per m<sup>2</sup>:  
2581 €

Average price/m<sup>2</sup> of this type  
in this region:  
3722 €

Median price/m<sup>2</sup> of this type  
in this region:  
3371 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4633 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3950 €

# Villa

Štokovci, Svetvinčenat, Istria



# Villa

Štokovci, Svetvinčenat, Istria



# Villa

Štokovci, Svetvinčenat, Istria



# Villa

Štokovci, Svetvinčenat, Istria





# Villa

Štokovci, Svetvinčenat, Istria



# Villa

Štokovci, Svetvinčenat, Istria



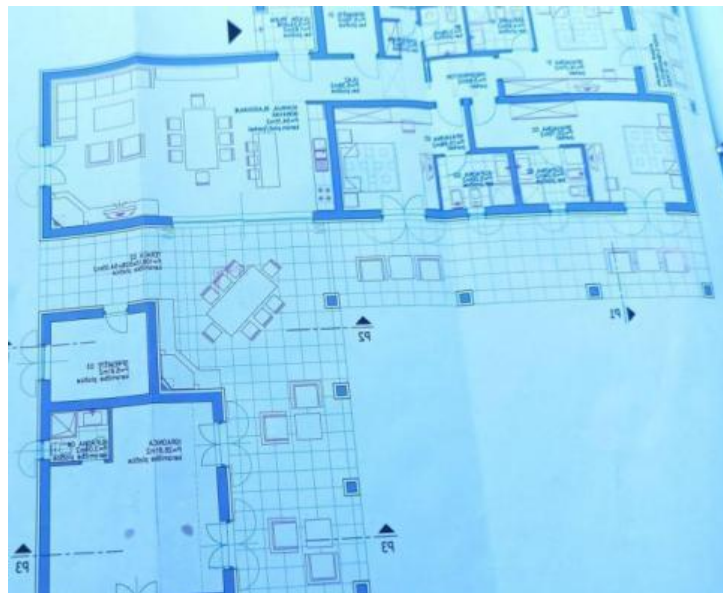
# Villa

Štokovci, Svetvinčenat, Istria



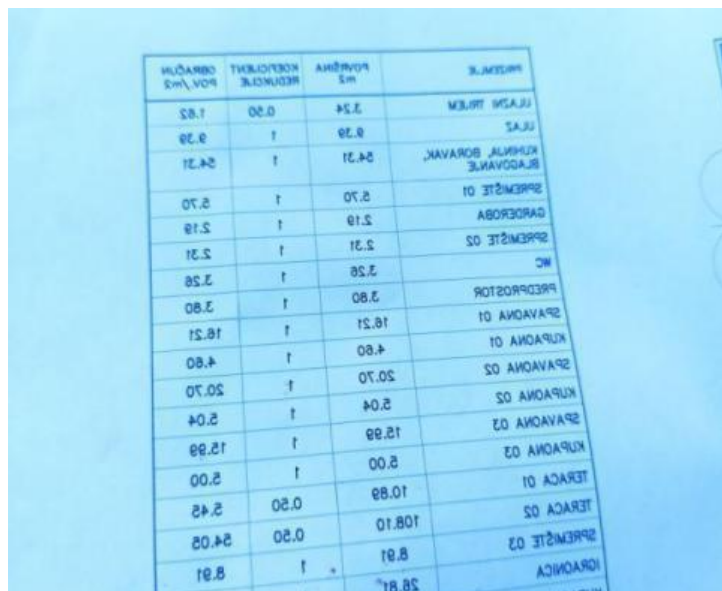
# Villa

Štokovci, Svetvinčenat, Istria



# Villa

## Štokovci, Svetvinčenat, Istria



A floor plan table for Villa Štokovci, showing various rooms and their areas. The table is oriented vertically in the image. The columns are: Room Name (Naziv prostorije), Area (Površina u m<sup>2</sup>), and another column with values like 0.50, 1, 2.21, etc. The rooms listed include: KUHINJA, SPREMNICE 01, DOROBNA, SPREMNICE 02, WC, PREDPROSTOR, SPAVANJA 01, KUPAONA 01, SPAVANJA 02, KUPAONA 02, SPAVANJA 03, KUPAONA 03, TERASA 01, TERASA 02, SPREMNICE 03, and TORANIČA.

Naziv prostorije	Površina u m <sup>2</sup>	Other Value
KUHINJA	2.24	0.50
SPREMNICE 01	2.70	1
DOROBNA	2.19	1
SPREMNICE 02	2.21	1
WC	2.28	1
PREDPROSTOR	2.80	1
SPAVANJA 01	18.21	1
KUPAONA 01	4.80	1
SPAVANJA 02	20.70	1
KUPAONA 02	2.04	1
SPAVANJA 03	12.99	1
KUPAONA 03	2.00	1
TERASA 01	10.99	0.50
TERASA 02	108.10	0.50
SPREMNICE 03	8.91	1
TORANIČA	28.81	1